

Regent Court **Asaba** *Phase 1*

 Behind Chinese Construction Company, Ibusa, Asaba

 Deed of Assignment & Survey Plan



**BUY 5
GET 1
*Free***

N7M

464
SQM

DOCUMENTATION FEES
COMPLETELY WAIVED

LANDMARKS

- 3 MNS DRIVE TO CHINESE CONSTRUCTION COMPANY
- 5 MNS DRIVE TO ADMIRALTY UNIVERSITY
- 5 MNS DRIVE FROM NNPC IBUSA
- 5 MNS DRIVE TO ASABA INTERNATIONAL AIRPORT

PWAN ADVANTAGE RESOURCES LTD

 **1659901681**

PWAN ADVANTAGE RESOURCES LTD

 **1017188648**



ASABA OFFICE: No 199 DDPA Estate by Toscana Hotel, Okpanam Road, Asaba, Delta state, Nigeria

 pwanadvantage  pwanadvantage  pwanadvantage.com



AFFIX A PASSPORT PHOTOGRAPH

Please complete all fields in block letters. Fields marked with asterisks (*) are mandatory. Tick boxes where appropriate.

[illegible]

1659901681
Z 1017188648



FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS



Q1. WHERE IS REGENT COURT ASABA LOCATED

It is located at Umuekea, Ibusa, behind chinese Construction company, Oshimili north local government area, Asaba, Delta state.

Q2. WHO ARE THE OWNERS/DEVELOPERS OF REGENT COURT ASABA

PWAN ADVANTAGE RESOURCES LTD, a leading Real Estate Company with OFFICES in LAGOS, Uyo, Akwa-Ibom State, Port Harcourt, Rivers State, Asaba, Delta

Q3. WHAT TITLE DOES REGENT COURT ASABA HAVE?

Deed of Assignment and Registered survey.

Q4. ARE THERE ANY ENCUMBRANCES ON THE LAND?

The land is free from any known Government acquisition or interest or adverse claims.

Q5. WHAT IS THE PAYMENT SCHEDULE?

Outright Payment of 7,000,000 per 464sqm

Installmental payment (6months) 7,200,000 per 464sqms

Installmental payment (12months) 7,400,000 per 464sqms

N.B: Non-Payment of monthly instalments as at when due shall be treated as a fundamental breach of contract which shall result in termination or revocation of the contract/ OR attract default charge of 10% of the outstanding payment.

Q6. WHAT IS THE SIZE OF THE PLOT?

It is 464sqms

Q7. IS THE ROAD TO THE ESTATE MOTORABLE?

YES. The road is motorable and maintained by PWAN

Q8. WHAT IS THE TOPOGRAPHY OF THE LAND?

The land is a 100% dry land.

Q9. WHAT OTHER PAYMENT DO I MAKE APART FROM THE PAYMENT OF THE LAND (SERVICE PLOT)

Developmental Fee:

N2,000,000 only per plot (Subject to review) later. Developmental fee covers the following (1) Drainage construction (2) Electrification (3) Creation of Good road network (4) Landscaping

(B) Documentation Fees comprising of Deed of Assignment, Registered Survey & Plot Demarcation are completely Waived



Q10. WHEN DO I MAKE OTHER PAYMENT AFTER COMPLETING PAYMENTS OF THE LAND?

(a) Deed of Assignment. Provisional Survey and Plot Demarcation Fees shall be paid before physical allocation of the land.

(b) 50% of development fee shall be paid before commencing Construction work on the land, while the Remaining 50% shall be paid within one year of commencing work on site.

Q11. WHAT DO I GET AFTER INITIAL PAYMENT DEPOSITE?

Starters pack comprising of a letter of acknowledgement of subscription, receipt of payment.

Q12. WHAT DO I GET AFTER COMPLETING PAYMENT OF THE LAND?

(a) Completion payment receipt, contract of sale and physical allocation letter

(b) Survey plan will be issued after physical allocation is done

Q13. CAN I START CONSTRUCTION OR BUILDING ON THE LAND?

You can start building on the land after physical allocation, while fencing and Estate development is going on.

B. Upon physical allocation, before the commencement of construction work on the land, the purchaser must provide Approved Building Plan, Builders Profile and obtain a Building Clearance Letter from PWAN Advantage Resources Limited.

C. Upon allocation, the client shall take responsibility of maintaining his/her side and ensure regular cleaning to prevent cases of Abandonment or having dangerous reptiles breed within the Estate. Any site found unclear shall be cleared and its cost passed to the client which must be refunded to PWAN Advantage beside commencement of construction work on the site.

Q14. IS THERE ANY RESTRICTIONS REGARDING THE TYPE OF BUILDING I CAN CONSTRUCT IN THE ESTATE?

Yes. The Estate layout is in sections and you are limited to build houses on each section based on designed use or plan for that section (Commercial or Residential) i.e Bungalow, Blocks of Flats, Detached houses (duplex). Note, "Face-me-I-Face-You" (Tenement Building) High rise houses will not be approved by the company and with Delta state government

Q15. CAN I RE-SELL MY PLOT/ PROPERTY?

Yes. Subscribers who have paid out their land (in full) can re-sell their plot(s). PWAN Advantage would require the seller to furnish the company with the details of the buyer. A charge of 10% of the land consideration (covering Transfer Documentation Fee) shall be paid to the company by the buyer.

Q16. CAN I PAY CASH TO YOUR AGENT?

We strongly advise that cash payment should ONLY be made to PWAN Advantage Ltd at its designated banks. Otherwise, cheque(s) should be issued in favour of PWAN Advantage resources Ltd. We shall not accept any responsibility for any liability that may arise as a result of a deviation from the whole.



FREQUENTLY ASKED QUESTIONS /TERMS AND CONDITIONS



Q17. WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT? CAN I REQUEST FOR A REFUND?

You can apply for a refund only if you have not been allocated your plot(s). In the event of refund, you are required to give the company Ninety (90) days' notice to process your refund request and a further Sixty (60) days if the process isn't completed after the first 90 days. The refund shall be processed and paid less than 40% (Administrative Fee and Others).

I hereby confirm that I have seen the land and ready to go on with the transaction.

THEREFORE, THE INFORMATION PROVIDED, TERMS & CONDITIONS HERewith IS ACCEPTABLE AND CONSENTED BY ME, I ACKNOWLEDGE RECEIVING A COPY OF IT.

SUBSCRIBER'S NAME _____

ALL PAYMENT SHOULD BE MADE TO
PWAN ADVANTAGE RESOURCES LTD



1659901681



1017188648

For swift response to your enquiries or requests place contact at:
PWAN ADVANTAGE RESOURCES LTD.

Official lines:

+234 916 337 1000

+234 818 000 0672

+234 815 666 5544

You can also visit website at www.pwanadvantage.com

For latest update visit our social media
page at:   **PWANADVANTAGE**

Yours sincerely,
PWAN ADVANTAGE RESOURCES LTD.

